

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF ISLAND, STATE OF WASHINGTON:

THAT PORTION OF THE G.W.L. ALLEN DONATION LAND CLAIM IN SECTION 35, TOWNSHIP 33 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF FORMER SECONDARY STATE HIGHWAY 1-D, WHICH IS 871.2 FEET SOUTH OF THE NORTH LINE OF SAID DONATION CLAIM; THENCE SOUTH 89°13'30" EAST 200 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST MENTIONED COURSE 517 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF A TRACT DEEDED TO BERTHA T. OLSEN BY DEED DATED OCTOBER 20, 1952 AND RECORDED UNDER AUDITOR'S FILE NO. 87/800, A DISTANCE OF 505 FEET; THENCE NORTH 89°13'30" WEST 517 FEET TO THE SOUTHEAST CORNER OF THE BERTHA T. OLSEN TRACT; THENCE NORTH ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT IN, TO, UPON AND OVER A 60 FOOT ROADWAY TO BE ESTABLISHED UPON CONTIGUOUS REAL PROPERTY OF SELLER AND PARALLEL TO THE SOUTHERN BOUNDARY OF THE ABOVE DESCRIBED, CONVEYED PREMISES, SAID EASEMENT BEING FOR THE SOLE AND ONLY PURPOSE OF INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED CONVEYED PREMISES TO THE COUNTY ROAD (OLD STATE HIGHWAY 1-D). IT IS DISTINCTLY AGREED AND UNDERSTOOD, HOWEVER, THAT THE EASEMENT THUS GRANTED IS NOT AN EXCLUSIVE EASEMENT AND THAT HENCEFORTH THE PARTIES HERETO, THEIR RESPECTIVE, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS SHALL HAVE EQUAL RIGHTS OF INGRESS AND EGRESS OVER AND UPON SAID EASEMENT TO BE ESTABLISHED AND THAT NEITHER SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO THE EXCLUSION OF THE OTHER.

EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO WOODBURY PARK HOMEOWNERS ASSOCIATION, CITY OF OAK HARBOR, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADE NATURAL GAS CORPORATION, U.S. POSTAL SERVICE, COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSES OF SERVING THE P.R.D. AND OTHER PROPERTY WITH STORM WATER, ELECTRIC, TELEPHONE, WATER, GAS, CABLE TELEVISION AND POSTAL SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE P.R.D. THE SANITARY SEWER SYSTEM AND WATER SYSTEM ARE OWNED AND MAINTAINED BY THE CITY OF OAK HARBOR. STORM DRAIN SYSTEM IS OWNED AND MAINTAINED BY THE WOODBURY PARK HOMEOWNERS ASSOCIATION.

ALL COMMON ELEMENT AREAS AND ALL UNDEVELOPED LOTS IN THIS PHASE ARE SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

THE CITY OF OAK HARBOR HAS AN EASEMENT OVER, UNDER, AND UPON THE PRIVATE STREET (THE BIG BERRY LOOP) FOR MAINTENANCE, REPAIR, AND CONSTRUCTION OF THE CITY OWNED WATERMAIN AND SANITARY SEWER FACILITIES.

ACKNOWLEDGEMENT

STATE OF Washington }
COUNTY OF Snohomish }
THIS IS TO CERTIFY THAT ON THE 15th DAY OF February, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED Jim & Connie Matthews, Managers A Limited Liability Company OF Woodbury Park, LLC TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Sharon M. Pool
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Seattle, WA 98115.

ACKNOWLEDGEMENT

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COUNTY OF Island }
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ON THIS 15th DAY OF March, 2005, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Jim & Connie Matthews, Managers A Limited Liability Company OF Woodbury Park, LLC TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED, WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Sharon M. Pool
NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON, RESIDING AT Seattle, WA 98115.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "WOODBURY PARK P.R.D." IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 1 EAST W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Young-Soo Kim
Young-Soo Kim, P.L.S. #32169

PLAT OF WOODBURY PARK P.R.D.
SECTION 35, TOWNSHIP 33 N., RANGE 1 E., W.M.
OAK HARBOR, WASHINGTON

PARCEL NUMBER
R13335-390-0930

COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS
FILED UNDER A.F.# 41-2-71769

DECLARATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED DEVELOPER(S) HEREBY CERTIFY THAT THE ATTACHED PLANNED RESIDENTIAL DEVELOPMENT, PLAT OF "WOODBURY PARK P.R.D." IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

Jim Matthews
WOODBURY PARK, LLC
Connie Matthews
WIDEBY ISLAND BANK
Connie Matthews

APPROVALS

EXAMINED AND APPROVED THIS 8th DAY OF March, 2005.
Dany Bendall
OAK HARBOR CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF OAK HARBOR, WASHINGTON
THIS 8th DAY OF February, 2005.
Dany Bendall
MAYOR OF OAK HARBOR
Connie Matthews
CLERK OF OAK HARBOR

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.
THIS 3rd DAY OF March, 2005.
Douglas A. Merriman
DOUGLAS A. MERRIMAN
OAK HARBOR FINANCE DIRECTOR

TREASURER'S CERTIFICATES

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED, ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2005.
Dani A. Wilson
ISLAND COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Leaded Gentry
THIS 10th DAY OF March, 2005 AND RECORDED IN PLATS
UNDER AUDITOR'S FILE NO. 41-2-71769 RECORDS OF ISLAND COUNTY,
WASHINGTON. Vol. 13 Pg. 282
Sharon M. Pool
ISLAND COUNTY AUDITOR
DEPUTY COUNTY AUDITOR

TITLE CERTIFICATE

RECORDED UNDER A.F.# 41-2-71768
DEVELOPER/OWNERS

WOODBURY PARK, LLC
C/O LANDED GENTRY DEVELOPMENT, INC.
504 E. FAIRHAVEN AVENUE
BURLINGTON, WA 98233
(360) 755-9021

SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA. 98273
PHONE: (360) 416-4999 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM
03196

NORTH LINE G.W.L. ALLEN D.L.C.
NW CORNER G.W.L. ALLEN D.L.C.

JOHN HOVER
P.O. BOX 767
OAK HARBOR, WA 98277

HARBOR LANDS, LP
P.O. BOX 4082
BELLINGHAM, WA 98227

OAK HARBOR HOUSING ASSOC.
C/O DIAMOND MANAGEMENT
4600 GUIDE MERIDIAN, E200
BELLINGHAM, WA 98226

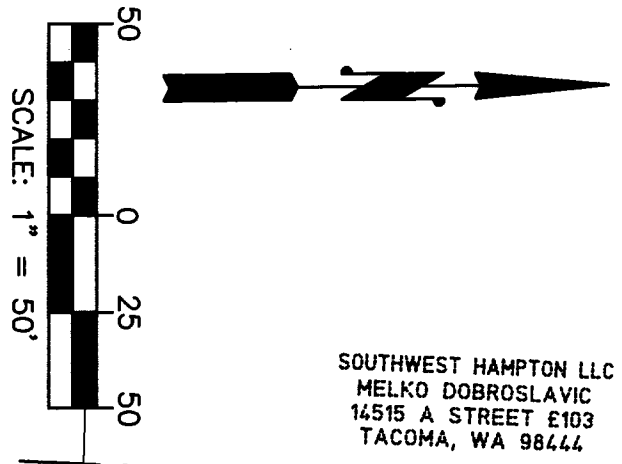
SOUTHWEST HAMPTON LLC
MELKO DOBROSLAVIC
14515 A STREET E103
TACOMA, WA 98444

MULESKINNERS INC.
P.O. BOX 2622
OAK HARBOR, WA 98277

BERTHA T. OLSEN TRACT

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	23.88	28.00	4710.51°	12.66
C2	15.63	65.00	13746.53°	7.86
C3	20.65	65.00	1812.09°	10.41
C4	20.33	65.00	1755.13°	10.25
C5	15.99	65.00	1406.40°	8.03
C6	23.54	28.00	4630.39°	12.48
C7	15.12	65.00	1319.42°	7.59
C8	17.44	65.00	1522.11°	8.77

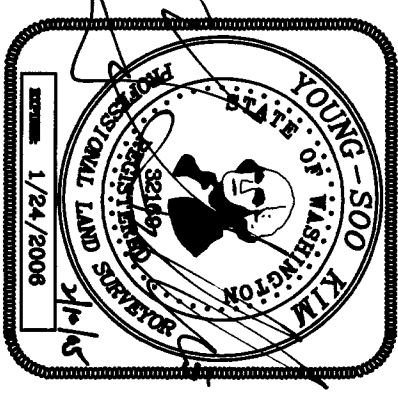
LINE TABLE		
LINE	LENGTH	BEARING
L5	16.20	N88°10'42"W
L6	15.00	N01°49'18"E
L7	10.00	N88°10'42"W
L8	12.79	S75°56'40"W



PLAT OF WOODBURY PARK P.R.D. SECTION 35, TOWNSHIP 33 N., RANGE 1 E., W.M. OAK HARBOR, WASHINGTON

03196

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BASIS OF BEARING

CENTERLINE OF NE 10TH AVENUE
BEARING S 88° 03' 46" E.

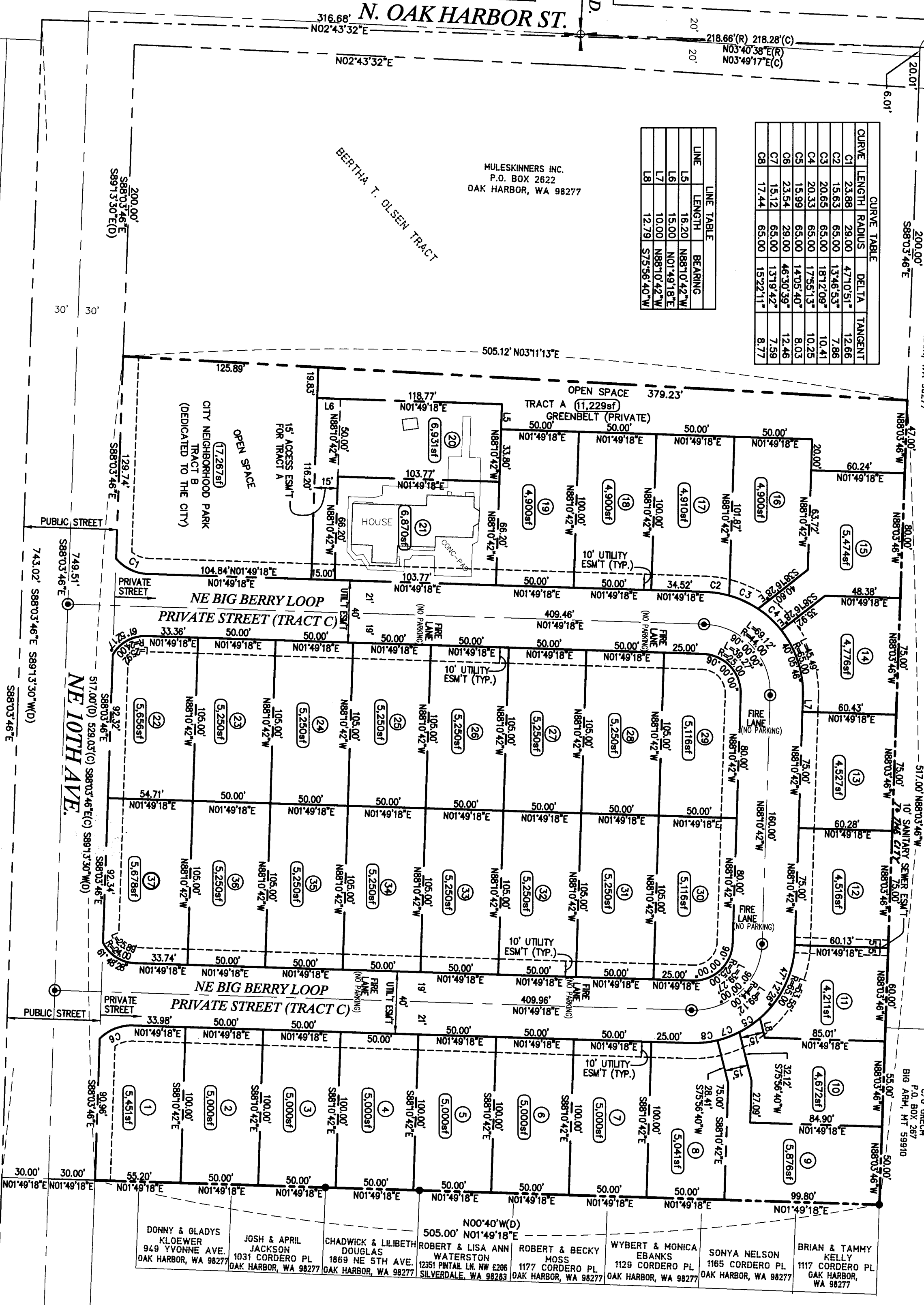
SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A TOPCON GTS-3C TOTAL STATION ON 01-04.

LEGEND

- INDICATES STANDARD CITY OF OAK HARBOR MON. IN CASE SET. (SUMMIT 32169)
- INDICATES 1/2" REBAR & CAP FOUND (JUNE, 2004)

ALL LOT & TRACT CORNERS ESTABLISHED WITH A 1/2" DIA. BY 30" LONG REBAR WITH CAP. "SUMMIT 32169".



SPRING HOLLOW PUD